

NO TRANSFER
TAX PAID

WARRANTY DEED
Statutory Short Form

027074

LINCOLN V. JOHNSON and CAROLYN H. JOHNSON, husband and wife, of Waterville, Kennebec County, Maine, for consideration paid, grant to LINCOLN V. JOHNSON, of 11 Lloyd Road, Waterville, Kennebec County, Maine, with Warranty Covenants, the land in Waterville, Kennebec County, Maine, bounded and described as follows:

Beginning at a point in the easterly line of Lloyd Road in Waterville, Maine, one hundred (100) feet northerly from the intersection of the easterly line of Lloyd Road and the northerly line of Glen Avenue; thence easterly one hundred (100) feet in a line at right angles to the easterly line of Lloyd Road; thence northerly one hundred (100) feet in a line parallel to the easterly line of Lloyd Road, to the southerly line of Grouse Lane; thence westerly one hundred (100) feet in the southerly line of Grouse Lane at right angles to Lloyd Road to the intersection of the southerly line of Grouse Lane and the easterly line of Lloyd Road; thence in a southerly direction one hundred (100) feet in the line of the easterly side of Lloyd Road to the point of beginning; meaning and intending to bound and describe Lot 43 shown on a Plan of Mayflower Realty Company land recorded in Kennebec Registry of Deeds in Book 22, Page 8.

Conveyance of the above-described lot is made and taken by the Grantee with the restrictions and limitations herein enumerated for himself and his heirs and assigns forever, for the benefit of the Mayflower Realty Company, its successors and assigns, and for the benefit of other property owners of land originally part of the Vigue Fram, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five (25) feet from the lot boundary on Lloyd Road, and twenty-five (25) feet at least, from the lot boundary on Grouse Lane, and at least fifteen feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon, shall not have space or tenancies or apartments for more than one family; and shall cost not less than twelve thousand (\$12,000) dollars as of this day's value; and at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or commercial building or structure be erected thereon, nor any house

or structure thereon be used for any mercantile or commercial purpose.

Being the same premises conveyed by Eric and Sally Melder to Lincoln and Carolyn Johnson by Warranty Deed dated October 27, 1981, and recorded in the Kennebec County Registry of Deeds in Book 2431, Page 188.

Date: November 14, 1989

Signed, Sealed and Delivered
in the presence of:

Michele Brann
to both

Lincoln V. Johnson
Lincoln V. Johnson

Carolyn H. Johnson
Carolyn H. Johnson

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: November 14, 1989

Then personally appeared the above-named **Lincoln V. Johnson and Carolyn H. Johnson** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Michele Brann
Notary Public
Print Name _____

Michele Brann
Notary Public Maine
My Commission Expires
August 3, 1996



RECEIVED KENNEBEC SS.

1989 NOV 17 AM 9:00

QUEST Lincoln V. Johnson
REGISTER OF DEEDS